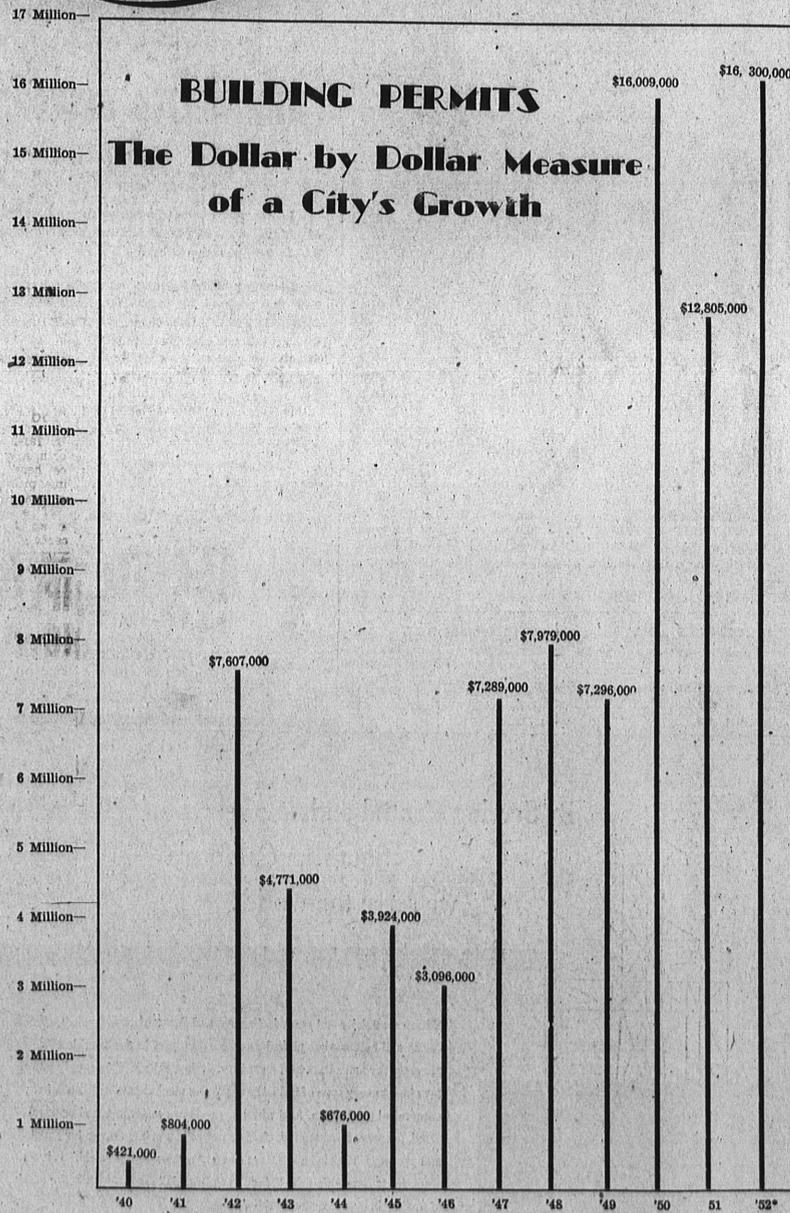


TORRANCE—1912 TO 1952

CELEBRATES ITS
40th

ANNIVERSARY



*First 10 months



Southland Building:

City in Top Bracket

By WINTROP BOWLES

Torrance rates high on the "Hit Parade" of builders in California's Southland, as building permit records for the past four years indicate.

Since 1949, this community has never been worse than tenth in the top ten, provided the giants—Los Angeles City and Los Angeles County—are put in a class by themselves. And they should be, since their building activities together total half a billion dollars for the first 10 months of 1952, a sum which is slightly greater than all 71 other Southland communities combined.

Here's the box score of Torrance's batting average:

1949—Seventh, \$7,761,993
1950—Fifth, \$16,009,783
1951—Tenth, \$12,805,814
1952, 10 months — Fourth, \$16,337,013.

And 1953 promises that the community will outstrip all other years, since two developments, worth \$52 million, are scheduled to go up. One is the \$16 million Ellinwood housing development, to contain more than 1300 homes, while the second is Carbon and Carbide Corp. Corporation's \$32 million plastic plant.

Through the 30-year period from 1922, when Torrance became an incorporated city, to Dec. 31, 1952, building permits issued have totaled \$75,516,054, or an annual average of \$2,250,535.

Year in and year out (with a few exceptions, notably during depression years,) permits issued have risen in dollar value until the peak was reached in 1950, with a record total of \$16 million.

And 1952 is well on its way to setting a new record. Up to Oct. 20, the total was approaching \$16 million. Then, on Tuesday, Oct. 21, a permit for \$8500 was issued to Peter Re-

nice for construction of a house at 2675 Carson St.

Record Shattered

With that permit the record was shattered, and will continue being broken until the beginning of 1953. Next year, of course, another new record will be set. Those depression years were mighty lean for builders. In 1931, construction fell off to a dismal \$102,690, and again in 1934 dipped to \$204,893. Since 1942, only once—in 1944—has Torrance dipped below the million mark. The figure that year was \$676,530.

The first heavy industrial splurge came in 1942, when two permits worth \$6,807,200, were granted for business building or expansion—probably the latter, due to World War II production speedup.

1935, 1939, Typical

Contrasting pre- and post-war construction of homes, the years 1935 and 1949 are typical. In 1935, 36 permits worth \$47,655 were issued for home construction. In 1949, there were 802 permits worth, \$4,881,690.

And an oddity developed in that respect, since the home construction for the first six months of 1950 exceeded the total for 1949. In the first half of that year, there were 915, or slightly less than half the annual total, permits issued, with a dollar value of \$5,390,695.

From an undeveloped collection of potato fields, Torrance has grown into a community that ranks way up among the

construction plums in the Southland. Perhaps, when the 1953 figures are finally compiled, this community will find itself right behind the giants of Los Angeles city and county.

And given one or two more industries under construction next year, Torrance may find that it has equalled, or surpassed, in twelve months, the total of \$76 million built during the first 30 years of its existence as an incorporated city. This table shows the building permit valuations in the City of Torrance since 1922, the year following incorporation, through 1951.

1922	\$ 337,390
1923	1,792,598
1924	945,141
1925	356,475
1926	457,885
1927	2,119,923
1928	1,668,979
1929	606,428
1930	417,887
1931	102,690
1932	789,898
1933	637,811
1934	138,752
1935	204,893
1936	453,978
1937	1,966,057
1938	3,143,873
1939	591,533
1940	421,417
1941	804,397
1942	7,607,764
1943	4,771,968
1944	676,530
1945	3,924,575
1946	3,096,964
1947	7,289,388
1948	7,979,825
1949	7,296,905
1950	16,009,783
1951	12,805,814
30-year total	\$75,516,054
Yearly average	\$2,550,535

TORRANCE HERALD